SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of January, 2005.

Notary Public

My Commission Expires: 1/12/05

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Qing Zhang and Junli Shi
311 32nd Avenue South
Nashville, Tennessee

Davidson County DEEDWARR
Recvd: 01/13/05 11:35 2 pgs
Fees:13.00 Taxes:1183.63
20050113-0004908

SEND TAX BILLS TO:
NEW OWNER
250 DONNA DR #9A
HENDERSONVILLE TN 37075

MAP-PARCEL NUMBERS:
104.06-205.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HP Properties, LLC, a Tennessee limited liability company** hereinafter referred to as Grantors, hereby transfers and conveys to **Qing Zhang and Junli Shi, wife and husband**, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Bransford Company's West End Avenue of record in book 332, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly side of 32rd Avenue South and runs back between lines 150 feet to an alley.

Being the same property conveyed to HP Properties, LLC by Warranty Deed from Thomas D. Graves and wife, Neva N. Graves of record at Instrument 20040407-0039425, Register's Office for Davidson County, Tennessee, dated April 2, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.

Fence Agreement of record at Instrument No. 200007240072856, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 311 32nd Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for the deed of trust recorded in Instrument No. 20040407-0039426 being assumed by GRANTEES herein, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of January, 2005.

HP Properties, LLC

By: Michael T. Pote, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael T. Pote, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of HP Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this 6th day of January, 2005.

Notary Public

My Commission Expires: 11.2005

12001-BW